

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
July 7, 2010

The Board of Adjustment held its rescheduled meeting in the Council Chambers at 6120 Broadway on Wednesday, July 7, 2010 at 5:30 p.m.

Members present and composing a quorum of the Board:

Bill Orr – Chairman
Susan Wilson –Vice Chair
Gregg Chislett
Mary Bartlett
Hall Hammond, Alternate

Members Absent:

Thomas Sanders
Andrew Herdeg, Alternate

Staff Members Present:

Brenda Jimenez, Administrative Assistant
Nathan Lester, Building Official
Brian Chandler, Community Development Director

The meeting was called to order by Mr. Orr at 5:39 p.m.

Mr. Chislett made a motion to approve the minutes from June 2, 2010 as submitted. Ms. Bartlett seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Wilson, Chislett, Bartlett, Hammond

AGAINST: None

CASE NO. 2126

115 Nacogdoches Ave., Application of Douglas & Amanda Ternan, owners, to install a swimming pool on the property located at 115 Nacogdoches Rd., CB 4024 BLK 162 LOT 5, E 41.5 FT OF S 16 FT OF 4, zoned SF-A. The permit was denied on the grounds that the pool equipment will be less than minimum 5'-0" required by Sec. 3-16(3). The variance request is for a 3'-0" rear yard setback.

Mr. Lester presented the case to the Board. Amanda Ternan, owner, and Parker Smith, representative for Keith Zars Pools, were present. Ms. Ternan stated she had received an additional email from a neighbor that is caddy corner to her. Mr. Orr asked if the neighbors that wrote the letter lived behind her. Ms. Ternan stated they were located on College and Imlay. Mr. Chislett asked if the site plan showed the garage to be on the 3 foot setback. Mr. Lester stated there were no dimensions on the survey. Mr. Smith stated it was close to 5 feet. Ms. Bartlett asked what the length of the pool was. Mr. Smith stated it was 24 feet. Mr. Chislett asked what was the hardship for the variance request. Ms. Ternan stated that it was not a true hardship, but that she did have a small lot and she wanted to keep it aesthetic and as functional as possible. She stated that the size of the pool to be installed was about

50 percent smaller compared to other standard pools, and the patio and garage that are already existing did not leave much room. Ms. Wilson asked if any trees were to be removed. Ms. Ternan stated her backyard had no trees except for one by the grill and it was not going to be removed. Ms. Wilson stated that the proposed pool was more scenic than what was existing now. Mr. Orr asked how noisy the unit was. Mr. Smith stated at high speed it was equivalent to an air conditioning unit, but not louder than that. Mr. Chislett asked if they could make the pool smaller. Ms. Ternan stated the pool was already small and it would not be cost effective to make it smaller. Ms. Bartlett asked if the pool size was 12 by 24. Ms. Ternan stated it was. Mr. Smith stated it was a small pool compared to other constructed by Keith Zars Pools. There was extensive discussion about hardship issues and actual lot size.

Mr. Hammond made a motion to approve Case No. 2126 for a 3'-0' rear yard setback. Ms. Bartlett seconded the motion.

The motion was approved with the following vote:
FOR: Orr, Wilson, Bartlett, Hammond
AGAINST: Chislett

There being no further business, the meeting was adjourned at 5:56 p.m.


THE PROCEEDINGS OF THE BOARD OF ADJUSTMENT ARE ALSO RECORDED ON COMPACT. THESE MINUTES ARE THE OFFICIAL RECORD OF THE PROCEEDINGS CONTAINED HEREIN. THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS AND DO NOT PURPORT TO INCLUDE ALL EVIDENCE PRESENTED OR STATEMENTS MADE.



Bill Orr
Chairman

B.4.10

Date Signed & Filed



Brenda Jimenez
Administrative Assistant